

**FOR SALE**



**Seabridge Lane, Clayton**

**3 Bedrooms, 1 Bathroom, Mid Townhouse**

**Offers In Excess Of £170,000**



## **Seabridge Lane, Clayton**

**3 Bedrooms, 1 Bathroom**

**Offers In Excess Of £170,000**

- **Three-bedroom terraced town house**
- **Open-plan living and dining space**
- **Loft room with skylights**
- **Garden and off road parking**
- **Ideal for first-time buyers, investors**

**OVERVIEW** This three-bedroom terraced town house is for sale in Clayton, Newcastle-under-Lyme, offering a practical layout suited to first-time buyers, families and investors.

On the ground floor, an open-plan reception room provides space for both seating and dining, with direct access to the garden. The open-plan kitchen also incorporates a defined dining area, creating a sociable day-to-day living space. Upstairs there are two double bedrooms and one single bedroom, together with a bathroom and separate WC. A useful loft room with eaves storage and two skylights offers additional flexible space. Outside, the property benefits from a garden and parking.

The home is well placed for local amenities in Newcastle-under-Lyme town centre, including supermarkets, shops, cafés and services. There are several schools in the wider area, covering primary and secondary education.

Transport connections are a key feature, with easy access to the M6, A500 and A50, providing routes towards Stoke-on-Trent, Stafford, Crewe and further afield. Bus services in Newcastle-under-Lyme link to nearby towns and to Stoke-on-Trent railway station, from where trains run to destinations such as Birmingham and Manchester, with journey times from around 50–70 minutes depending on service.

Green spaces such as local parks and playing fields around Newcastle-under-Lyme offer opportunities for walking and recreation, while the town centre provides a range of leisure, dining and everyday facilities within a short drive or bus journey of the property.



**ENTRANCE HALL** 5' 10" x 5' 9" (1.79m x 1.77m)  
Entered via a UPVC front door with glazed side panels,



stairs to first floor.

#### LOUNGE/DINER 21' 1" x 10' 6" (6.44m x 3.22m)

Having double glazed bay window to the front elevation and patio doors to the rear opening onto the rear garden, two radiators.

KITCHEN/DINER 21' 1" x 10' 5" (6.44m x 3.19m) Fitted with a range of modern wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor hood, space for appliances, housing gas boiler, dual aspect double glazed windows to the front and rear elevations, built in storage cupboard, radiator.

LANDING 10' 9" x 3' 8" (3.30m x 1.14m) Airing cupboard.

BEDROOM 12' 3" x 9' 6" (3.75m x 2.90m) Having built in wardrobes, double glazed window to the front elevation, radiator.

BEDROOM 12' 5" x 11' 5" (3.80m x 3.48m) Double glazed windows to the rear elevation, radiator.

BEDROOM 11' 5" x 6' 0" (3.49m x 1.84m) Double glazed window to the front elevation, radiator.

BATHROOM 5' 8" x 2' 9" (1.74m x 0.86m) White suite comprising; low level WC, and pedestal wash basin, double glazed window to the rear elevation, radiator.

WC 5' 6" x 2' 9" (1.70m x 0.86m) Low level WC, double glazed window to the rear elevation.

LOFT ROOM 21' 9" x 9' 1" (6.64m x 2.79m) A useful loft space with two Velux windows, eaves storage, power and lighting.

EXTERNAL The property is approached via a tarmacadam driveway which provides off road parking for a number of vehicles. To the rear of the property

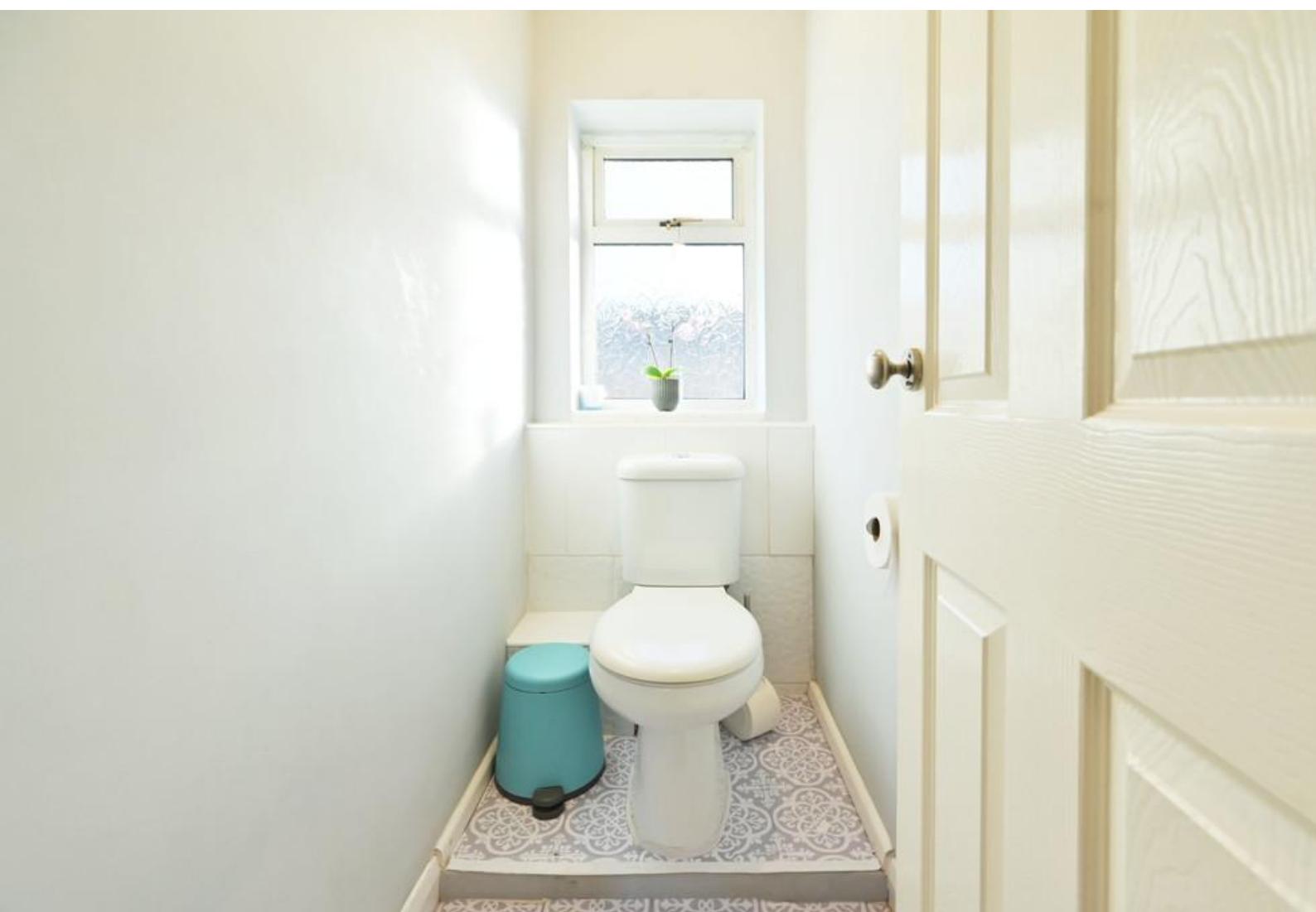


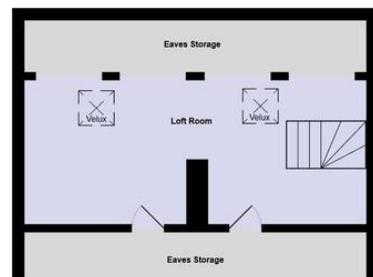
there is an enclosed garden with paved patio, decked seating area and lawned garden.

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All measurements are approximate and for display purposes only

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**MARTIN & CO**

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